124.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	960,800 / 960,800
					USE VALUE:	960,800 / 960,800
					ASSESSED:	960,800 / 960,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JASON TERRACE LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 288
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON HENRY E/ETAL -
Owner 2:	DAVIDSON HENRY E JR -
Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,149 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1935, having primarily Vinyl Exterior and 2240 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6149.000	416,800		544,000	960,800
Total Card	0.141	416,800		544,000	960,800
Total Parcel	0.141	416,800		544,000	960,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.93 | /Parcel: 428.9

Legal Description

User Acct 79907

GIS Ref

GIS Ref

Insp Date 05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 124.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	416,800	0	6,149.	544,000	960,800	960,800	Year End Roll	12/18/2019
2019	104	FV	356,900	0	6,149.	574,200	931,100	931,100	Year End Roll	1/3/2019
2018	104	FV	335,500	0	6,149.	423,100	758,600	758,600	Year End Roll	12/20/2017
2017	104	FV	315,000	0	6,149.	405,000	720,000	720,000	Year End Roll	1/3/2017
2016	104	FV	315,000	0	6,149.	374,800	689,800	689,800	Year End	1/4/2016
2015	104	FV	263,900	0	6,149.	314,300	578,200	578,200	Year End Roll	12/11/2014
2014	104	FV	263,900	0	6,149.	307,100	571,000	571,000	Year End Roll	12/16/2013
2013	104	FV	274,100	0	6,149.	292,600	566,700	566,700		12/13/2012

!9635!

PRINT

Date	Time
12/11/20	00:05:03

LAST REV

Date	Time
08/23/18	11:42:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9635

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HENRY	1295-195		2/9/2005	Family	1	No	No		
DAVIDSON HENRY	1133-169		10/17/1994			No	No		A

USER DEFINED

Prior Id # 1:	79907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2017	1328	Re-Roof	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/15/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6149		Sq. Ft.	Site		0	90.	0.98	10									544,024						544,000	

Total AC/HA: 0.14116 | Total SF/SM: 6149 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 544,024 | Spl Credit | Total: 544,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.11874998
Const Adj.:	0.99989998
Adj $ / SQ:	156.609
Other Features:	132500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538961
Depreciation:	122183
Depreciated Total:	416779

COMMENTS

LOC=PARKING LOT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	2

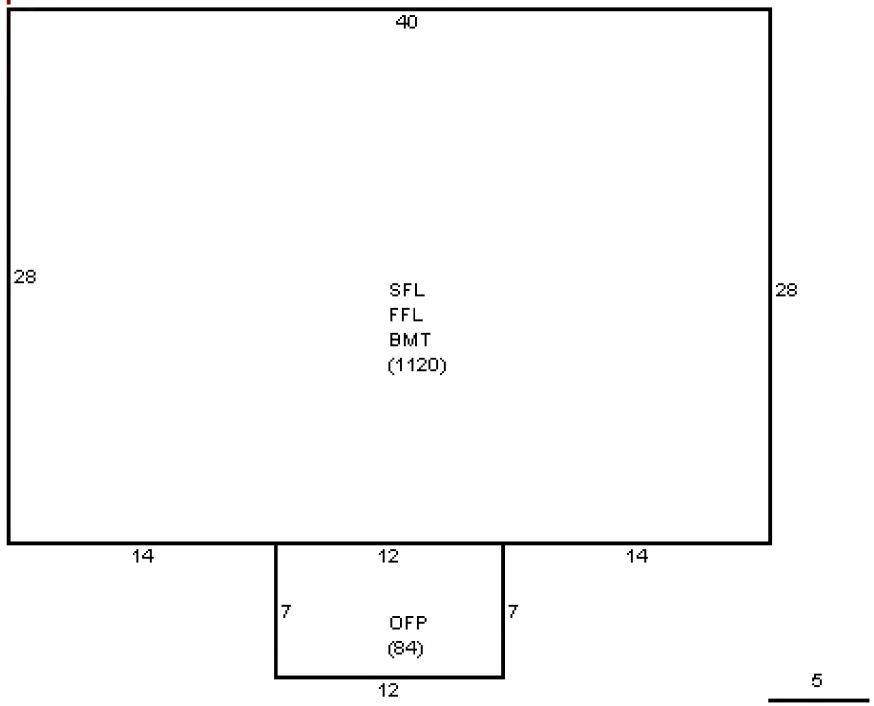
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	46.980	52,621
FFL	First Floor	1,120	156.610	175,402
SFL	Second Floor	1,120	156.610	175,402
OFP	Open Porch	84	36.140	3,036

Net Sketched Area:	3,444	Total:	406,461
Size Ad	2240	Gross Are	3444	FinArea	2240
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.61
Special Features:	0	Val/Su Net:	121.02
Final Total:	416800	Val/Su SzAd	186.07

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	